

Additional/Revised Information

Agenda Item #	21
Meeting Date	June 21, 2004
Prepared By	Rob Inerfeld Senior Planner
Approved By	Rick Finn City Manager

Discussion Item	Siena Corporation - ezStorage Development Proposal
Additional/ Revised Information	Attachment that summarizes proposed development.
Policy	
Fiscal Impact	
Attachments	Summary of proposed development.
Recommendation	
Special Consideration	

ezStorage – Summary of Proposed Development

As a result of meetings between Siena Corporation and planning staff from both the City and Park and Planning, Siena has made improvements to their site plan in terms of creating an attractive streetscape and retail environment, enhancing the amount of tree coverage, and improving safety in the vicinity of the site. What follows is a summary of the revised proposed development:

Building

- 147,660 square feet total (4,500 square feet retail; 143,160 square feet self storage)
- The entire frontage on Holton Lane will consist of five retail storefronts one of which will be occupied by the ezStorage office. The Siena Corporation has indicated that they would consider converting this space to self storage space if they cannot rent it. City staff would like for ezStorage to wait at least two and a half years to lease this space out before converting it to self storage space.
- Numerous windows on all four sides of building should enhance safety in the area.

Streetscape

- Streetscape treatment similar to Old Town with street trees, pedestrian scale lighting, and brick detailing. All streetscape elements will be constructed by the developer.

Site/Landscaping

- Impervious surface of current Marjack development reduced by 20 percent as a result of ezStorage proposal.
- Numerous shade trees to be planted on site.